

**BOARD OF TRUSTEE WORKSHOP
OCTOBER 25, 2011**

The Board of Trustees of the Village of Cold Spring held a workshop meeting on Tuesday, October 25, 2011 at 7:30 p.m. at Village Hall, 85 Main Street, Cold Spring, NY.

Attending: Mayor Seth Gallagher and Trustees Bruce Campbell, Charles Hustis, Airinhos Serradas and J. Ralph Falloon (arriving after the start of the meeting)

Also: Stephen Gaba, Village Attorney; Greg Phillips, Water Superintendent;

Planning Board members: J. Immorlica, P. Sgro, R. Weissbrod

Town Council members: R. Shea, N. Montgomery, B. Budney

Special Board members: M. Armstrong, Karen Doyle

Members of the Cold Spring Fire Company

Members of the Public

Request from J. Etta for Water and Sewer Connection in Nelsonville

In 1984, after obtaining permission from Mayor McConville, Joseph Etta installed connections to a water and sewer line on Pearl Street, Nelsonville. Mr. Etta has not used these connections and is now requesting authorization to proceed with activation of both lines.

G. Phillips commented that the wastewater plant doesn't have any problem accepting this flow. Attorney Gaba requested a site plan showing the location of the lines. He will prepare an outside user's contract for consideration at the next board workshop.

Greg Phillips briefly discussed successful repairs to the sewer collection system on Depot Square. With regards to the Market Street pump station, Mr. Phillips is currently notifying interested parties and has encountered problems contacting Metro-North. Notification will be coordinated through the Clerk and Mayor Gallagher will be contacting Metro North.

Presentation regarding Butterfield Hospital site

Paul Guillaro, owner of the former Butterfield Hospital property, attended to present conceptual plans for development of the site. He was accompanied by Attorney J. Siebert of Keane and Beane, P.C. He believes this plan honors the objectives of both the existing Master Plan and the draft Comprehensive Plan. It includes removal of the Butterfield Hospital building, construction of a municipal/ retail building, a fifty unit assisted, affordable rental housing project under NYS Housing Finance, forty units of senior, market rate condominiums and an area for green space. The proposal involves subdividing the property into four separate lots. The site is currently zoned B-4, Designated Medical and Health Care Facility District. Mr. Gillaro intends to simultaneously submit a zoning amendment petition to the Village Board of Trustees and the Planning Board for consideration under a Planned Unit Development (PUD). He estimates that the project would generate \$250,000 in tax revenues per year with zero impact on schools. Questions from the public were answered regarding traffic flow, building height and appearance and time frame.

Discussion Contract with Cold Spring Fire Company

Members of the Cold Spring Fire Company attended to begin discussion on a contract referenced in the resolution adopted on September 6th. Michael Bowman, President of the Cold Spring Fire Company, stated that the fire company would like to maintain what they have always done. After discussion, it was determined that a committee consisting of Trustees Ralph Falloon and Bruce Campbell will meet with Fire Company members. Thomas Valentine, member of the fire company, saw three options for the fire company:

- a. to pursue current operations ;
- b. for the fire company to manage their expenses (except for repairs)
- c. formation of a fire district.

The opinion of the NYS Comptroller will be sought with regards to the September 6th resolution adopted by the Village Board.

Changes to the Comprehensive Plan

1.4.2 Recommendation: Consider deleting the term “livable” in reference to “floor area” in the *Zoning Law* in order to avoid confusion with the definition of “habitable” spaces in the state *Building Code* that would require larger minimum area than appropriate for Cold Spring.

CHANGE TO: 1.4.2 Recommendation: Consider changing the term “livable” in reference to “floor area” in the *Zoning Law* to be consistent with the New York State *Building Code*.

Trustee Hustis moved to reinsert section 5.10.2 regarding blocking sidewalks into the Comprehensive Plan and seconded by Mayor Gallagher. Vote: 4-0 with Trustee Serradas opposed.

ADDED: 5.10.2 that was previously removed as follows:

5.10.2 Recommendation: Consider a prohibition on blocking sidewalks when making deliveries.

Trustee Serradas moved to add the following recommendation to the Comprehensive Plan:

ADDED: 1.10.6 Recommendation: Consider incorporating verification of OSHA and workplace safety regulations on an annual basis as a condition of special use permit approval.

Motion seconded by Trustee Falloon and unanimously approved.

Schedule for 11/01/2011 workshop:

Scenic Hudson’s request for a performance bond waiver for work at the West Point Foundry Preserve

Agreement for water hookup J. Etta

Resolution to set date for Comprehensive Plan public hearing

Meeting adjourned at 9:30 p.m.

Respectfully submitted,

Mary Saari, Village Clerk

October 25, 2011